



GRYPHON HOUSE, CULLEN, RIVERSTICK, KINSALE, CO. CORK – P43 T992

UTTERLY PRIVATE, ARCHITECT-DESIGNED BRIGHT AND SPACIOUS 5 BEDROOM
DETACHED HOME ON .75 ACS OF MATURE, LANDSCAPED GARDENS

BER C1



GRYPHON HOUSE

For Sale by Private Treaty
CKK210387

- Unique architect-designed Five Bedroom Detached Home
- House Approx. 316.7 sq m / 3408 sq ft
- Private landscaped garden Approx. 0.75 Ac / 0.3035 Ha
- Immense character and presented to a beautiful standard
- Built in 1998 and with substantial extension built in 2008
- High speed broadband / Cat 5 / Monitored alarm
- OFCH / Private well / Septic tank
- long tarmac drive and gravel set down / 15' x 12' steel shed
- Flexible accommodation for Offices / Gym / Studio
- Cork city 18km, Kinsale 12km, Riverstick 2km

Savills is delighted to present Gryphon House, a magnificent and spacious five bedroom detached home, situated on approximately 0.75 acres of wonderful, mature, and private gardens. Located only 20 minutes from Cork city, 15 minutes from Cork Airport and 11 minutes from Kinsale.

This family home, designed by Alex White (MRIA) is a short walk from Riverstick village and has most essential amenities nearby. Approaching Gryphon House, up the long tarmac drive, you will see a carefully considered selection of mature native broadleaf trees and shrubs before arriving at the rather large gravel set down area. There is plenty of space to park and vehicle access to the rear if needed. Before going in you can take in the broad expanse of rolling countryside views and feel... relaxed.

Making your way through the private courtyard, over the sandstone paving and steps into Gryphon House, you are greeted with a bright wide entrance hall with high glazed screening above allowing in warm light and illuminating the first-floor gallery overhead. Just off this is a very generous open plan kitchen, dining and living room, an ideal space for entertaining. The bespoke kitchen from Celtic Interiors and further upgraded by Cullen View Interiors, enjoys granite and quartz work tops, immense storage options and a great selection of quality kitchen appliances - sure to satisfy the most demanding cook. Adjacent to the kitchen is very functional pantry and utility room again with custom storage units and attractive solid oak open shelving.

Overlooking the dining area is a double height south facing glazing feature incorporating French doors leading directly onto the decked patio and terraced gardens. This allows this large space to benefit hugely from passive solar gain all day long. Down a level and still open to the kitchen/dining is the triple aspect living room which is a very cosy area showcasing an original French art nouveau fire surround with antique tiles as its focal point and also good garden and rural views.

Down the long beautifully tiled hallway passing an alternative front door are two rooms, currently used as offices, that could be easily used as double bedrooms. There is also a beautifully tiled guest bathroom conveniently off this hall.



On the other wing of this fabulous home is a sizeable multifunction triple aspect reception room with a magnificent array of south and west facing windows and French doors, warming the room and providing enviable garden views. This very grand room has a large 8kw Henley woodburning stove and is the ideal space for the whole family to relax and unwind in the afternoon and evening sun.

Just off this room is a smaller lounge with feature corner window that could be used for many uses including a studio, playroom, guest bedroom or office. Just both these rooms offer over 550sq ft of bright and flexible space.

Climbing the stairs to the first floor you will see a large landing area with access to the sleeping quarters. The master bedroom is simply exquisite, with tall south-westerly windows including an immense corner window showcasing the superb countryside views and magnificent skies. This fantastic room is even big enough to take a suite of furniture and has a walk-in wardrobe and en-suite.

Also on this floor are two other double bedrooms (one en-suite), a gallery library overlooking the kitchen area and a very well fitted out master bathroom which is fully tiled with a selection of quality bathroom wares.

The magnificent garden constitutes a beautiful display of mature native broadleaf trees and shrubs, including Irish oak, Red Oak, green and copper Beeches, specimen Chestnut trees, Golden Ash and Silver Birch, to name just a few. There are sandstone patios and courtyards to three sides of the property allowing you to follow the sun and dine outside throughout the day. Great care has been given to the landscaping with the organic garden laid out with lawns to the front and rear, a lovely decorative water feature near the rustic sandstone patio and plentiful external power points, lighting and water taps.

Overall, this is a very generous, unique property that gives one an opportunity to acquire the ideal family home convenient to all the very best amenities this area has to offer, including river/woodland walks, shops and schools, sports clubs, restaurants, hotels, shops, as well as a public bus stop only 2km from the house.

ACCOMMODATION

Ground Floor

Entrance Hall

A wide and bright hallway with a first-floor gallery overhead, tiled floor, radiator, recess lighting leading to stairwell and linking both wings of the home.

Kitchen/Dining Room

A spacious south-facing room, open plan to the living room, with a fully-fitted bespoke kitchen with double sink and huge central island. There are beautiful eye and floor level larder and drawer units with granite and quartz surfaces and a super selection of appliances including: a Bosch double oven, microwave, Bosch fridge/ freezer, extended extractor fan, Miele four ring gas hob and Bosch dishwasher. There are two radiators, recess light fittings and blinds.

Living Room

Beautiful laminate timber floor, open fire with original French art nouveau fire surround with antique tiles, two radiators, TV point, French doors to front courtyard, blinds, recess light fittings, wall lights, picture lights.

Utility / Pantry

Accessed from the back hall, a generous room adjacent to the kitchen with tiled floor, eye and ground level storage and kitchen cupboards, light fittings, radiator, double sink, plumbed for washing machine and dryer. Door to rear of house.

Main Hall

Overlooking the front of the house with large windows and glazed screen above the front door allowing all day light. This long hall links the two wings of the house beautifully and has a tiled floor, wall, and recess light fittings, two storage areas and an alternative front door and reception lobby.

Bedroom Five / Home Office

A large room, overlooking the rear garden and used as office currently but could be a double bedroom if needed. Carpet, blind, recess light fitting, radiator, telephone point.

Bedroom Four / Home Office

Also a large room with good rear garden views and used as office but could be used as a double bedroom, with carpet, blind, recess light fitting, radiator, telephone point.

Guest WC

Overlooking the rear garden this room has a tiled floor, new electric shower, WC, WHB, recess light fittings, radiator.

Cloak Room / Store

Radiator, Shelving, light fitting.

Lounge

A very impressive and spacious room with triple aspect tall glazed windows and French doors. This fantastic room has a contemporary design Henley 8kW wood-burning stove to keep you cosy, laminate timber flooring, radiators, TV points, telephone point, recess light fittings and blinds. As an option, there is plumbing if one wished to install a kitchen, converting this part of the house into additional independent access accommodation is needed. The French doors lead out to a third, very sheltered, west-facing sandstone-flagged and stepped patio.

Art Studio / Lounge

With lovely views overlooking the rear garden this room with feature corner window has a laminate timber floor, telephone point, recess light fitting and radiator.

First Floor

Landing

The solid teak custom-design staircase features a second double-height window with a spacious landing. Here you will see a bright open gallery overlooking the hall below and the front garden beyond. It has a timber flooring and radiator.

Master Bedroom (One)

A majestic room that is both generous and very sunny! This fantastic room has stunning countryside views and high ceilings (14"). Included is a carpet, light fitting, TV and Telephone Point, amazing curtains, recess light fittings and radiator.

En-suite

Luxuriously tiled, WC, double (power) shower, sink in vanity cabinet with mirror, dual oil and electric towel rail/radiator and underfloor heating.

Walk-in Wardrobe

A large glazed wardrobe with banks of clothes hanging options, shelving, drawers and storage on two sides, carpet, recess light fittings and blind.

Bedroom Two

Overlooking the front of the house and with a south westerly triple aspect, this great double room includes a timber floor, Waterford Stanley multifuel stove, radiator, recess light fittings, telephone and TV point, curtains, blinds and double door to access a potential balcony.

Bedroom Three

A good-sized double room overlooking the rear garden with a carpet, radiator, curtains and wall light fittings.

En-suite

Timber flooring, WHB, WC, bidet, power shower, tiled walls, radiator, light fitting.

Walk-in Wardrobe

Ample shelving, radiator, light fitting, timber flooring, stira stairs to attic.

Gallery Library

A large room overlooking the kitchen and dining room, it has a timber floor, radiator, recess light fitting, blind, telephone point.

Main Bathroom

Tiled flooring, power shower, WC, WHB, radiator, bath, recess light fitting, strip light fitting.

Hot Press

Large linen cupboard/hot press with shelving and radiator.

OUTSIDE

Gryphon House has a magnificent and very private garden (approx. 0.75 acres). There is a tarmac drive and gravel set-down area, with plenty of parking. The garden has been planted with an impressive selection of native trees, specimen shrubs and flowers. In addition, there is a steel shed (12' x 15'), with a concrete base and electric power.

There are lawns to the front and rear, flower/shrub beds strategically located in key areas around the garden and beautiful warm sandstone paved paths and patio areas on the east, west and south sides of the house - ideal for dining in the summer evenings or as a play area for children.

LOCALITY & AMENITIES (APPROXIMATE)

Bus Stop – 2km

Riverstick Village – 2km

Carrigaline – 11km

Cork International Airport – 12km

Kinsale – 12.1km

Ringaskiddy – 16.5km

CUH / UCC – 16.9km

Cork City - 18km

Kent Train Station (Horgan's Quay) – 18.8km

Dublin – 275km

DIRECTIONS

From Cork Airport, travel towards Kinsale (R600). While passing through Riverstick village turn left off main road (opposite St Joseph's Catholic Church) and continue straight for 1.25km and turn left. Continue for 760m and Gryphon House is located on the right-hand side. See Sign. Alternatively use Google Maps Eircode - P43 T992

BER DETAILS

BER: C1

BER Number: 106544695

Energy Performance Indicator 169 kWh/m2/yr

VIEWING

By appointment with Savills Cork
(021) 427 1371 or email: cork@savills.ie

FLOOR PLANS

GROUND FLOOR



1ST FLOOR



savills

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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